Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
333 Gallatin Road South
Madison, TN 37115

BOOK 7562 PAGE 864

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LOUIS L. CAGE, III, ET UX	SAME	
(NAME)	(NAME)	
1149 Ardee Avenue		Map 61-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	SAME	Parcel 84
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND no/100----------
----------($10.00)----------1478 06/03 01:01 02CH=1 Dollars, 174.50

CASH IN HAND PAID AND other good and valuable considerations, the receipt whereof is hereby acknowledged,

I, EMOGENE G. KANADAY, WIDOW, hereinafter referred to as -----GRANTOR

have this day bargained and sold, and do hereby transfer and convey unto the said LOUIS L. CAGE, III, ET UX, CHARLENE J. CAGE, hereinafter referred to as---------GRANTEES, their ---------- *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th Civil District in Davidson County, Tennessee, being Lot No. 23 of Block "C" on the Map of the Resubdivision of Sunny meade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said lot fronts 50 feet on the northerly side of Ardee Avenue and runs back between lines, 241.4 feet on the westerly line and 243.9 feet on the easterly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Abraham T. Kanaday and wife, Emogene G. Kanaday, by Warranty Deed from Joseph Cecil Woodard and wife, Elizabeth Irene Woodard, of record in Book 1813, page 375, Register's Office for Davidson County, Tennessee, the said Abraham T. Kanaday having since died on 8-20-84, thereby vesting the property solely in Emogene G. Kanaday. Above property is conveyed subject to 8foot easement along the rear of the lot for public utilities, as of plan in Book 974, pages 56 and 57.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $60,000.00

Subscribed and sworn to before me, this the 31st day of May 1988.

Affiant: Nancy Sutton

My commission expires: 5-11-92. (Affix Seal)

Notary Public: Denise C. Gelor

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

This is ( ) unimproved (X) improved property, known as 1149 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 31st *day of* May *19* 88 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Emogene G. Kanaday
Emogene G. Kanaday, Widow

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Denise C. Ellis, a Notary Public in and for said County and State, Emogene G. Kanaday, Widow,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Tennessee, this 31st day of May, 1988.

Denise C. Ellis
Notary Public

Commission expires 5-11-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

JUN 3 3 17 PM '88
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

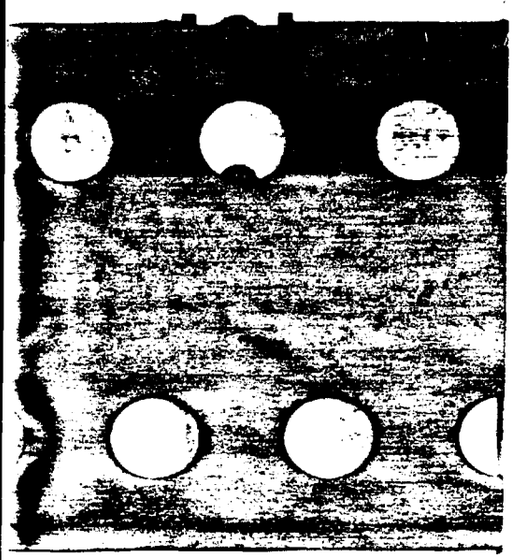
36623

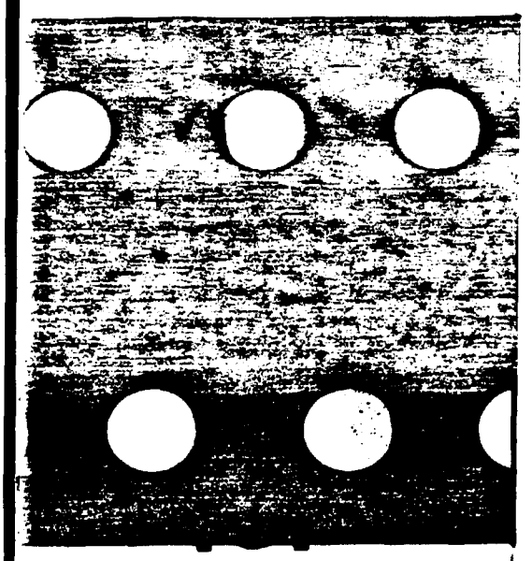
WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7562 PAGE 866

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	60000.00
CON TX	168.00
PRFEE	0.50
WDEED	6.00
TOTAL	174.50
CHECK	174.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1478

36623

IDENTIFICATION REFERENCE

JUN 3 3 17 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98362